

17 HILLWOOD RISE  
RATHO STATION, EDINBURGH, EH28 8QB

CURRAN & CO  
PROPERTY





# 17 HILLWOOD RISE

RATHO STATION, EDINBURGH, EH28 8QB

## OFFERS OVER £225,000



'Situated on a quiet residential street, 17 Hillwood Rise is an immaculately presented, bright and exceptionally spacious end-terrace house'

- End-Terrace House on Sizeable Plot
- Expansive Living Room
- Modern Dining Kitchen
- Three Generous Bedrooms
- Contemporary Family Bathroom
- Two Car Driveway
- Front & Rear Gardens, with Summerhouse
- Move-in Condition Throughout



### Description

Situated on a quiet residential street, 17 Hillwood Rise is an immaculately presented, bright and exceptionally spacious three bedroom end-terrace house. Occupying a generous end plot, the property offers well-proportioned accommodation in true move-in condition, complemented by sizeable gardens, a two-car driveway and charming summer house.

The accommodation comprises: entrance vestibule; impressive dual-aspect living room extending the full length of the house; and modern dining kitchen fitted with a range of base and wall-mounted units, integrated electric oven with ceramic hob and extractor hood, and a range of freestanding appliances including an American-style fridge/freezer, slimline dishwasher, washing machine and tumble

dryer. A side door from the kitchen provides direct access to the driveway.

The first floor accommodation comprises: three generous bedrooms, the largest of which benefits from an over-stair storage cupboard; and contemporary, fully tiled family bathroom featuring a rainfall shower over the bath, heated chrome towel rail and fitted vanity storage beneath the sink.

Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys particularly generous outdoor space. The front garden is laid to lawn and enclosed by fencing, with a gated two-car driveway extending along the side of the house. To the rear is a further enclosed garden, predominantly laid to lawn with a sizeable decked area

and charming summer house. Fitted with a bar, banquette seating and patio doors opening directly onto the garden, the summer house provides an excellent additional space with a variety of potential uses and a storage area.

### Extras

Extras to be included in the sale are all curtains and blinds, and kitchen appliances.

### EPC Rating

The energy efficiency rating for this property is band C.

### Council Tax

This property is subject to council tax band C.











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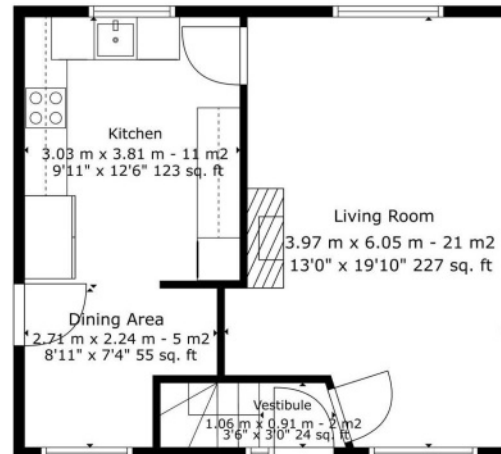
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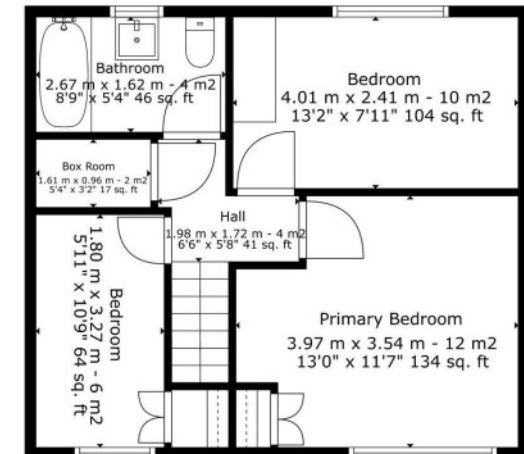


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Approx. Gross Internal Area:  
882.641 Sq Ft (82 Sq M)



Ground Floor



1st Floor

## Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.